

CARMEL HISTORIC PRESERVATION COMMISSION

JANUARY 28, 2020, 6:00 P.M.

CAUCUS ROOM, CARMEL CITY HALL

Minutes

In attendance:

Members Present: Nick Davis, Sue Maki, Fred Swift, Curtis Butcher

Members Not Present: Rosemary Dunkle, Bill Sanders

HPC Administrator: Mark Dollase, Joshua Biggs

Guests: None

1. Call to Order

Nick called the meeting to order at 6:07 pm.

2. Roll Call

Nick Davis, Fred Swift, Curtis Butcher, Sue Maki

3. Approval of Minutes (12/12/19)

Sue motioned to approve the December 12th, 2019 minutes and Curtis seconded. Motion approved 4-0.

4. New Business

a. 2020 Historic Architecture Survey

Mark mentioned that staff sent an RFP to five firms for the historic architecture survey re-bid, and that staff recommended that RQAW win the bid, out of the three who submitted proposals. He said all three of the firms who submitted a proposal did a fairly good job at addressing the issues outlined in the RFP. Mark discussed each of the firms and their proposals.

Mark mentioned that RQAW seemed the most familiar with Carmel and that they broke down their proposal in terms of specific tasks that they would complete. Mark discussed elements found within RQAW's proposal.

It was noted by Mark and Fred that representatives from RQAW were at the regularly scheduled January meeting (which was not an official meeting due to the fact that there was not a quorum). Mark mentioned that someone that works for RQAW, Connie Zeigler wrote the National Register of Historic Places

nomination for Thornhurst Addition in Carmel, and that she would be well suited for the survey re-bid, due to the fact that many of Carmel's historic resources as a whole are similar to the resources found in Thornhurst.

Fred motioned to approve RQAW as the consultant chosen to complete the Carmel historic architecture survey re-bid, at a rate not to exceed \$48,950. The motion was seconded by Sue. Motion passes 4-0.

Nick asked what the next steps are. Mark said we will work with Jon Oberlander at the City of Carmel to have a contract prepared. Mark noted that when the CHPC had moved forward with a contract with NS Services last year for the survey re-bid, it had to be approved by the Board of Public Works. Mark said we hope to have RQAW start work in March after approval.

Josh mentioned that sometime this week he will inform the consultants of the outcome.

5. Announcements

Fred asked if anyone at this meeting had been contact with Carmel Clay Historical Society about installation of a period appropriate front door via a facade grant. Fred asked if the historical society can do the work first and retroactively apply for the facade grant. Mark said that if it's a historic looking door, that should be acceptable for facade grant eligibility.

Fred brought up the house at 130 E. Main Street house that is believed to be a former Methodist church. Fred said it should be on the survey. It was discussed that it would be good to keep in touch with owner.

Fred asked if there was an update on the Wilkinson-Hull House. Mark said he would provide an update by the next meeting about its status.

Mark invited the commissioners to a tour of the Troy House, a circa-1840 Federal-style residence at 4026 W. 141st Street on February 4th at 9am. Mark mentioned that we will be discussing the house at the regularly scheduled CHPC meeting on February 13th. Mark mentioned that the current owner is or will be applying for a demolition permit. The developers want to develop the surrounding property into 39 housing lots called Troy Estates, as well as greenspace on the current footprint of the Troy House. It was expressed to Mark in an email that the developers need the house footprint because the city requires a certain amount of greenspace. The historic house is not one of the 39 lots they're building on. Mark expressed hope that the developers could parcel the house off and the historic house could continue to remain in place, while still allowing the development to move forward with their project.

Mark mentioned that he sent Mike Hollibaugh at the City of Carmel an email and asked if the city could provide a variance – Mark later discussed with Mike; Mike mentioned that he thought he could provide a variance, and let the house stay – and subsequently work with the developer on the Planned Unit Development. Mark said that hopefully the house doesn't have to be moved, and that an alternative solution can be figured out.

Mark said the house listed on the survey as the Troy House and asked the Commission if the Carmel Clay Historical Society had any information on the house. Josh said he would email Deb Gangstad to see if the historical society had any information on the house

Mark also mentioned that he met with the owners of 321 1st Ave SE because the owners were interested in local designation of the residence. Mark said it wasn't on the historic architecture survey. The owner said she was interested in taking the vinyl siding off the exterior of the house. If select projects were completed on the exterior of the house, Mark said it would likely be a contributing house in the historic architecture survey. Mark said the owners want to stay in touch.

Fred mentioned another house down the street from 321 1st Ave SE that the owner has done work on.

Some of Carmel's new urban development was also discussed.

6. Adjournment

Nick adjourned at 6:47 *pm*



Nick Davis, Carmel Historic Preservation
Commission Chairperson



Recording Secretary Joshua Biggs